

**COUNTY OF KENDALL, ILLINOIS
SPECIAL COMMITTEE OF THE WHOLE MEETING**

**Kendall County Office Building
111 W. Fox Street, Room 210, Yorkville
Thursday, July 30, 2020 – 4:00p.m.
A G E N D A**

**Remote & In-Person Meeting Attendance
Please See Attached Memo for Remote Attendance Instructions**

- 1. Call to Order**
- 2. Roll Call:** Scott Gryder (Chair), Amy Cesich (Vice Chair), Matt Kellogg, Robyn Vickers, Elizabeth Flowers, Scott Gengler, Matthew Prochaska, Tony Giles, Judy Gilmour, Audra Hendrix
- 3. Approval of Agenda**
- 4. Old Business**
- 5. New Business**
 - *Discussion of COVID-19 Facilities Projects*
 - *Discussion of Board Room Renovation Project Bid Results*
- 6. Public Comment**
- 7. Executive Session**
- 8. Action Items for County Board**
- 9. Adjournment**

If special accommodations or arrangements are needed to attend this County meeting, please contact the Administration Department at 630-553-4171, a minimum of 24-hours prior to the meeting time

**COUNTY OF KENDALL, ILLINOIS
COMMITTEE OF THE WHOLE
REMOTE MEETING MINUTES
Thursday, July 16, 2020**

CALL TO ORDER AND PLEDGE OF ALLEGIANCE - The meeting was called to order at 4:01p.m. by County Board Chair Scott Gryder, who led the Pledge of Allegiance to the American Flag.

ROLL CALL:

Attendee	Status	Arrived	Left Meeting
Amy Cesich	Here		
Elizabeth Flowers	ABSENT	5:08p.m.	
Scott Gengler	Here		
Tony Giles	ABSENT		
Judy Gilmour	Here		
Scott Gryder	Present		
Audra Hendrix	Here		
Matt Kellogg	Present		
Matthew Prochaska	Here		
Robyn Vickers	Here		

Others Present: Latreese Caldwell, Fran Klaas, Matt Kinsey, Scott Koeppel, James Webb

APPROVAL OF AGENDA – Member Cesich made a motion to approve the agenda, second by Member Prochaska.

ROLL CALL VOTE

Attendee	Status
Amy Cesich	Yes
Elizabeth Flowers	ABSENT
Scott Gengler	Yes
Tony Giles	ABSENT
Judy Gilmour	Yes
Scott Gryder	Yes
Audra Hendrix	Yes
Matt Kellogg	Yes
Matthew Prochaska	Yes
Robyn Vickers	Yes

With eight members present voting aye, the motion carried by a vote of 8-0. Member Flowers and Member Giles were absent for this vote.

OLD BUSINESS – None

NEW BUSINESS

From Admin HR Committee:

- *Demonstration of Socrata Open Finance (Transparency) Module* – Lisa Gerard, from the Tyler Munis Company provided information on the Socrata Open Finance Transparency module which is a hosted solution that provides financial transparency of ERP financial data into a highly consumable, interactive, contextualized visual interface as a way to meet the public’s need to understand and easily access the County finances including budget, expenditures, and payroll, and capital budgets and projects.

Discussion on the initial investment to install and implement the system, the annual \$16,000 support fees, the County’s current web service, why Technology is requesting the change, and if there is need for any change to what is currently being used at this time.

PUBLIC COMMENT – None

QUESTIONS FROM THE MEDIA – Jim Wyman asked what website service the County currently uses and the annual cost and type of support received.

CHAIRMAN’S REPORT – Chairman Gryder reported that Kendall County has been moved to the North Central Region for Covid-19 Response joining 11 other counties following County lines.

REVIEW BOARD ACTION ITEMS – Chairman Gryder asked the committee to review the draft County Board agenda.

EXECUTIVE SESSION – Member Prochaska made a motion to enter into Executive Session for the purpose of the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body (5ILCS 120/2 (1); and the purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired (5ILCS 120/2 (5); second by Member Cesich.

ROLL CALL

Attendee	Status
Amy Cesich	Yes
Elizabeth Flowers	ABSENT
Scott Gengler	Yes
Tony Giles	ABSENT
Judy Gilmour	Yes
Scott Gryder	Yes
Audra Hendrix	Yes
Matt Kellogg	Yes
Matthew Prochaska	Yes
Robyn Vickers	Yes

With eight members present voting aye, the committee entered into Executive Session at 4:49p.m. Member Giles and Flowers were absent.

Member Flowers joined the meeting at 5:08p.m.

The committee reconvened into Open Session at 5:43p.m.

ADJOURNMENT – Member Prochaska made a motion to adjourn the meeting, second by Member Kellogg. With nine members voting aye, the meeting was adjourned at 5:45p.m.

Respectfully Submitted,

Valarie McClain
Administrative Assistant and Recording Secretary



Dewberry®

Cost Estimate

Kendall County Jail – Multi Purpose Room Renovations
1102 Cornell Ln,
Yorkville, Illinois, 60560

<u>Mechanical Cost Estimate:</u>	<u>Material</u>	<u>Labor</u>	<u>Total</u>
Demolition	\$500.00	\$4,000.00	\$4,500.00
New Work	\$29,500.00	\$32,700.00	\$62,200.00
Total for Mechanical Work:	\$30,000.00	\$36,700.00	\$66,700.00

<u>Electrical Cost Estimate:</u>	<u>Material</u>	<u>Labor</u>	<u>Total</u>
Demo	\$1000.00	\$6,400.00	\$7,400.00
Electrical Work	\$7,200.00	\$12,500.00	\$19,700.00
Total for Electrical Work:	\$8,200.00	\$18,900.00	\$27,100.00

<u>Tele/Security Cost Estimate:</u>	<u>Material</u>	<u>Labor</u>	<u>Total</u>
Tele/Security Work	\$29,700.00	\$15,000.00	\$44,700.00
Total for Tele/Security Work:	\$29,700.00	\$15,000.00	\$44,700.00

<u>Architectural Cost Estimate:</u>	<u>Material</u>	<u>Labor</u>	<u>Total</u>
Demolition	\$1,000.00	\$6,400.00	\$7,400.00
New Work	\$66,200.00	\$27,900.00	\$94,100.00
Total for Architectural Work:	\$67,200.00	\$34,300.00	\$101,500.00

<u>Total Project Cost Estimate:</u>	<u>Material</u>	<u>Labor</u>	<u>Total</u>
Jail Multi-Purpose Reno	\$135,100.00	\$104,900.00	\$240,000.00
Total for Multi-Purpose Room Reno:			\$240,000.00

BY:

ARCHITECTURE

DATE: July 30th, 2020

Dewberry Architects Inc.
132 North York Street
Suite 2C
Elmhurst, Illinois 60126

Engineering

Dewberry Engineers Inc.
401 SW Water Street
Suite 701
Peoria, Illinois 61602

RETURN TO: Dewberry Engineers Inc.
132 North York Street, Suite 2C
Elmhurst, IL 60126
847.695.5840

CLIENT: Kendall County, Jim Smiley, Director of Facilities
804 W. John Street, Suite B
Yorkville, IL 60560-9271

PROJECT INFORMATION

Name: Kendall County Jail – Multi-Use Room Space Repurpose, and Technology Adds

Dewberry Job #: TBD

Dewberry PM: Craig Clary

Dewberry BU: 2786

Contract Effective Date: 8/3/2020

Contract Expiration: 02/20/2021

Client Number: 464141

A. Project Understanding

South Multi-Purpose Room:

The existing concrete masonry unit knee walls will be extended through the existing ceiling deck with new concrete masonry units. Two new architectural industrial hollow metal doors and frames will be placed near each end of the multi-purpose room. Doors will be fitted with cylindrical key locks. The existing access control solution will be extended to the new doors in which proximity readers and electric strikes will be installed. Control over these doors will also be added to the touchscreen stations as required. CCTV surveillance cameras will be placed in the hallways providing visibility of the new doors and surrounding area. Electrical connections will be provided for a new video projector and electric screen. Wired data connections will be provided at the projection location and in various locations within the room. A new variable air volume box with reheat and controls will be added to this space. HVAC grilles will be relocated. HVAC air and water balancing hardware will be added; balancing services will be requested from the bidders. Fire sprinkler heads will be relocated depending on their current location. Existing lighting control will be reused. Existing lighting fixtures will be replaced with 2'x4' of similar style. Four (4) new electric receptacles will be placed on the new wall. Minimal fire alarm work may include the relocation of a smoke detector depending on its current location.

B. Method of Payment and Contract Amount

Total fee for Dewberry's Services are as shown below and in accordance with the terms as included in the Attachments to this Agreement. This proposal is structured with a base fee plus the following optional alternates:

<u>Base Design Services</u>	<u>Design Fee</u>
	<u>\$48,500.00</u>
Design Total	\$48,500.00

The standard billing rate schedule (Attachment A, 7/23/2019) are attached hereto and made a part of this Agreement.

Non-Labor Direct Costs shall be at Cost only. This shall supersede the Cost+15% as shown on the Attachment A.

C. Terms and Conditions

The standard terms and conditions (Attachment B Standard Terms and Conditions, dated 3/19) for Dewberry's Services are attached hereto and made a part of this Agreement.

D. Description of Services

Dewberry intends to provide Architectural and Electrical Engineering services consistent with basic services, as defined by AIA standard agreements. Mechanical engineering and Interior Design services will be provided in limited capacity to address interior multipurpose room finishes updates.

General Design Services:

- a. Consultation with Client to determine specific space and equipment requirements.
- b. Development of concept plans for client review and approval.
- c. Review of Client provided furnishings.
- d. Preparation of interior finish palette.
- e. Development of phasing options for constructing work.
- f. Preparation of Statement of probable construction cost.
- g. Development of Contract Drawings for the work as outlined herein.
- h. Assistance with Public Bidding
- i. Assistance in administering the construction contract.
- j. Services during Construction include review of shop drawings and submittals (maximum of two reviews per submittal) and responding to Contractor's questions via telephone or electronic mail.
- k. Dewberry intends on designing this project utilizing Revit by Autodesk. Level of Development in the Revit model shall be as per the LOD 300 and is intended for design coordination use only. The Revit model shall not be distributed to third parties without permission from Dewberry

Architectural Scope of Work:

- a. Site visit to examine existing conditions
- b. Review applicable code requirements, compare existing conditions against existing plans, and develop architectural base plans
- c. Extend existing concrete masonry unit knee walls through the existing ceiling deck with new concrete masonry units.
- d. Add two new architectural industrial hollow metal doors and frames. Openings for the doors and frames will be constructed to accept detention type doors and frames should the need arise to detain inmates in the future.
- e. Doors will be fitted with RR Brink 1050 automatic deadlocking latch w/electric knob; or similar
- f. Doors will be fitted with electric transfer hinges to support locking hardware and position sensors
- g. Attendance to one site visit during construction for final punch

Mechanical/Plumbing Scope of Work:

- a. Site visit to examine existing conditions
- b. Add second VAV box with reheat serving the multipurpose area separate from the adjacent corridors
- c. Add supply ductwork for second VAV box. Existing supply grilles will remain in place
- d. Add heating water piping to new VAV reheat coil
- e. Add insulation for new ductwork and heating water piping
- f. New controls for second VAV box including a thermostat
- g. Air and water balancing for new VAV box; rebalancing for existing VAV box
- h. Relocate existing plenum return grilles as required for the new wall construction; add transfer duct
- i. Potential relocation of sprinkler heads as needed
- j. Review shop drawings.
- k. Attendance to 1 site visit during construction for final punch

Electrical Scope of Work:

- a. Site visit to examine existing conditions
- b. 1:1 replacement of existing lighting fixtures with 2'x4' LED of similar style
- c. 4 new receptacles on new wall(s) on common circuit from existing spare breaker
- d. Potential relocation of existing fire alarm equipment based on above mentioned site visit
- e. Attendance to 1 site visit during construction for final punch

Technology Scope of Work:

- a. Site visit to examine existing conditions
- b. Addition of access control hardware to two new detention doors. May include head end connection gear, credential reader, door position sensor, latch position sensor and electric door strike

- c. CCTV cameras placed in adjacent corridors to view new doors and activity in hallways
- d. Add 3 data locations with 2 Category 6 data cables at each location
- e. Add ceiling mounted digital projector along with cables and termination hardware to support connections for media devices
- f. Add 2 (two) ceiling speakers for presentation purposes.
- g. Add motorized electric projection screen with remote controls
- h. Attendance to 1 site visit during construction for final punch

E. Additional Services

Dewberry will provide any of the following services, if requested, as an Additional Service, on a lump sum using the attached Standard Hourly Billing Rate Schedule (Attachment A).

- a. Coordination design drawings and specifications for LEED certification.
- b. Attendance at additional meetings and site visits beyond as described above.

Authorized Signatures

DEWBERRY

David J. Evers

Digitally signed by David J. Evers
DN: c=US,
e=djev@dewberry.com,
o=Dewberry Engineers Inc.,
ou=BU 2766, cn=David J. Evers
Date: 2020.07.20 08:56:24-0700

Date: _____

CLIENT

Date: _____

Dewberry

Print exact company or firm name

Billing address



Dewberry Engineers Inc.
401 SW Water Street, Suite 701
Peoria, IL 61602-1530
309-282-8000
3039.282.8001 fax
www.dewberry.com

Project: BID TAB - Kendall County
Board Room Renovation
Project No.: 50124390
Date: 7/28/2020
Time: 2:00pm
Location: Kendall County Board Room

Bid Tab

	Company Name	Base Bid with Dais	Bid Bond Included	Roofing allowance	Missing	All There	Bid Bond	Included Addendum 1-4
1.	Kandu Construction Inc.	\$537,000.00	Yes	\$5000.00			Yes	Yes
2.	Cosgrove Construction	\$503,000.00	Yes	\$5000.00			Yes	Yes
3.	Lite Construction	\$443,267.00	Yes	\$5000.00		Yes	Yes	Yes
4.	Paul Borg Construction	\$489,900.00	Yes	\$5000.00			Yes	Yes
5.	Master Design Build	\$494,619.00	Yes	\$5000.00			Yes	Yes
6.	Tandem Construction	\$548,369.00	Yes	\$5000.00			Yes	Yes
7.	R. C. Wegman	\$485,000.00	Yes	\$5000.00			Yes	Yes
8.	Frontier Construction	\$460,000.00	Yes	\$5000.00			Yes	Yes
9.	R. L. Sohol G.C.	\$528,000.00	Yes	\$5000.00			Yes	Yes



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401 SW Water Street, Suite 701
Peoria, IL 61602-1530
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Project: BID TAB - Kendall County
Board Room Renovation
Project No.: 50124390
Date: 7/28/2020
Time: 2:00pm
Location: Kendall County Board Room

Bid Tab

	Company Name	Base Bid with Dais	Bid Bond Included	Roofing allowance	Missing	All There	Bid Bond	Included Addendum 1-4
10.	LRC Group	\$446,000.00	Yes	\$5000.00			Yes	Yes
11.	CCL Corp	\$555,800.00	Yes	\$5000.00			Yes	Yes



July 29th, 2020

Kendall County, Illinois
Attn: Jim Smiley, Director of Facilities
804 W. John Street, Suite B
Yorkville, IL. 60560-9271

RE: 50124390 - Kendall County Office Building – Board Room Renovation – Contractor Letter of Recommendation

Dear Jim:

The Bid opening for the above-mentioned project was held on July 28th, 2020 at 2:00pm. In all, 11 bids were received and opened at that time

The lowest Bidder was Lite Construction (Montgomery, IL), with a bid of \$443,267.00. The low Bidder (Lite Construction) was at the Bid Opening and stayed after to answer any questions we (Dewberry and County staff) had about their Bid. Dewberry's very 1st question asked, was if all Addendums were applied to the Bid (Lite's responses was: Yes, all addenda were received and applied). Discussed particulars of the Bid Documents, including the Dias, the UV lighting and new MERV 13 filters for the HVAC unit, the AV and Security systems and misc. other issues including the sub-contractors that they intend to use for the project. (I have attached a Letter from Lite Construction confirming their Subs) During this conversation Lite Construction confirmed that all items on the Contract Documents were covered in their current Bid. Once Lite Construction left the meeting, Dewberry and County Staff continued their conversation about Lite Construction. County Staff indicated they felt comfortable with Lite Construction having worked with Lite previously on other projects.

Lite Construction was able to answer all questions to Dewberry's and County staff's satisfaction. Based on the Bid received, and the information gathered after the meeting with Lite Construction, it would be Dewberry's recommendation to approve Lite Construction as the Contractor moving forward.

The Kendall County Board Room Renovation Project is not a completely new project but rather a renovation of existing spaces (one of those places of construction is in the Historic Courthouse). Typically, a New Construction Project carries a 7% -10% contingency fee in the budget. On a Renovation Project unforeseen surprises may happen; due to those possible surprises Dewberry recommends a little higher contingency fee of around 10%-14%.

Sincerely,

Craig Clary
Project Manager
Dewberry



LITE CONSTRUCTION, INC.
711 S. Lake St. • P.O. Box 135
Montgomery, IL 60538

July 29, 2020

Dewberry Engineers Inc.
401 SW Water St. Suite 701
Peoria, IL 61602-1530

Mr. Craig Clary,

We have reviewed our bid for the Kendall County Office Building Board Room Renovations and are confident that our cost includes all the work per plans and specifications. The following work will be performed by local companies.

Demolition	Lite Construction Inc. 711 S Lake St. Montgomery, IL
Carpentry	Lite Construction Inc. 711 S Lake St. Montgomery, IL
Casework	LCI and PWC Woodstock, IL
Doors and Hardware	Security Builders 10 Stone Hill Road, Oswego, IL
Drywall	Burks Bros 1207 Badger St. Yorkville, IL
Acoustical Ceiling	Burks Bros 1207 Badger St. Yorkville, IL
Painting	Lite Construction Inc. 711 S Lake St. Montgomery, IL
Flooring	The Flooring Guys 907 S River St. Aurora, IL
Signage	Direct Sign System 129 Commercial Drive Unit B Yorkville, IL
HVAC	Artlip and Sons, Inc. 230 South Broadway, Aurora, IL
Electrical	Volt Electric 9S 500 Bushnell Rd. Big Rock, IL
AV system	TBD
Security system	Sound Incorporated 1550 Shore Road, Naperville, IL

We trust that the information provided will meet your satisfaction. LCI takes pride in using local contractors to create a team that will make the community proud of their tax dollars.

Sincerely,

Tim Campbell
Vice President